

Aberdeen Design Concept Workshop - Supported Concepts & New Ideas

August 2, 2011

Facilitator	Concepts – Agreed	Concepts – New	Other Comments
David	<ul style="list-style-type: none"> Relocate station north closer to civic center activities Make inviting underpass pedestrian connection and remove the overpass Town Square (to include a community center) and possibly hotel with garage Retail-based infill for W. Bel Air Ave. 3-4 stories on the residential square, medium rise around Bel Air, higher on civic square. Parking structure with mixed uses adjoining station 	<ul style="list-style-type: none"> New road to connect relocated station, parking and Town Square. Make the residential square family oriented with a day care center. Great shuttle service is key to attracting people to and from the base. Encourage retail and with residential buildings between parks on Park St. with possible theater, movies (double duty w/ academic?) Office along Route 40 with office type commercial 	<ul style="list-style-type: none"> Renovate/ add to old school retaining offices on town square
Anath	<ul style="list-style-type: none"> Slow traffic on Route 40 and conversion to “green” boulevard- on-street parking, raised intersections Relocate Station Station amphitheater/plaza idea- important that this space is safe environment Community uses near Town Square 	<ul style="list-style-type: none"> Street level crossings, e.g. cobble stone, raised surface Keep small town/community feel International Market located south, west of Route 40 Target affordable and mixed-income housing, especially for seniors Increase the amount of parking- in parking decks near the station and shared with mixed-use development Increase residential uses on the east side of Route 40 to support businesses 	<ul style="list-style-type: none"> Less focus on hotel development (should be led by market); more local residential development Assembly of land can facilitate private development Explore accommodating Asian market (perhaps in an existing building)

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Jane	<ul style="list-style-type: none"> • Increase downtown green space • Increase residential housing stock-around new park space • Increase density/intensity of uses around Festival Park-locate hotel, institutional uses, and community center here • Traffic calm and improve streetscape along Route 40 	<ul style="list-style-type: none"> • Build Aberdeen’s identity as a family destination • Increase activities in Downtown-program more activities for Festival Park- hire a program manager to develop weekly activities • Develop new parks and destinations, especially for families; (e.g. Annie’s Playground) Retain Farmer’s Market at Festival Park • Recruit a downtown grocery store- e.g. Trader Joe’s • Increase density/intensity immediately next to station- office uses with parking structure shared with station 	<ul style="list-style-type: none"> • Target facilities for continuing education course for seniors, community college classes (for technical skills needed at APG) • Conduct targeted marketing/outreach to potential residents at APG (e.g. “Do you want to live 5 minutes from where you work” campaign) • Potential to tap into urban forest conservation funds for Route 40 streetscaping • Explore policies and incentives to support redevelopment (e.g. TIF district)
Conor & Yolanda	<ul style="list-style-type: none"> • Develop amphitheater and new park along Park Street • Farmers Market in Victory Park or Amphitheater • Restaurants in downtown, including higher end fast food (e.g. Chipotle, Five Guys) • Relocate station • Develop building over Route 40 	<ul style="list-style-type: none"> • Develop Parking management plan for downtown Aberdeen • Need more rental housing in Harford County; could be located in Aberdeen • Need boutiques and service-oriented retail (e.g. law, real estate) in Downtown 	<ul style="list-style-type: none"> • Developers have interest providing city/state/federal support • Tax credits, incentives for development • Need to align minimum parking and impervious surface requirements • Surface parking lot near church on W. Bel Air already approved • Too many competing higher education uses